

The background is a stylized landscape illustration. It features dark green silhouettes of evergreen trees on the left and right sides. In the center, there are several layers of rolling hills or mountains, rendered in various shades of green and blue, creating a sense of depth and atmosphere. The sky is a light, pale blue with some white, wispy clouds. In the center of the image, there is a white rectangular box with a thin white border. Inside this box, the text "Forest View" and "Ruardean Hill" is written in a white, serif font, stacked vertically.

Forest View  
Ruardean Hill













# Forest View Ruardean Hill GL17

- An immaculate detached extended cottage in Ruardean Hill •
- Beautiful open plan kitchen and dining space • Four bedrooms • Large walk-in shower room •
- Downstair WC • Spacious family bathroom • Separate utility room •
- Storage room • Fabulous lounge with breathtaking views • Spectacular views from large private garden •
- Tiered terraced areas • Summer House • Off-road private parking •

## An immaculate detached extended cottage in the heart of the Forest of Dean

**In summary**, an immaculately presented, detached, extended four bedroom cottage with a large shower room, family bathroom and separate WC, a beautiful lounge with views and private terrace, newly fitted open plan kitchen & dining area, sun room, utility & laundry room, storage room and large hallway with balcony. This property has a large private tiered lawned garden with breathtaking views, matured garden spaces, lovely summerhouse, seated terraces, green house and garden shed. The property is situated in the sought-after village of Ruardean Hill in the heart of the Royal Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

**Vendors' comments** *"We have loved living here. Sitting in the morning with a cup of coffee watching the sunrise and glass of wine and watching the sunsets and amazing views has been a particular pleasure. Even on dull days the views through the windows are uplifting. Our daughters describe it as their holiday retreat. But the time has come to downsize and let someone else take on this lovely home."*

**This immaculately presented detached cottage** has private off road parking and gated access. The property enjoys oil central heating and has been decorated to a very high standard to create this very special home.

**The beautiful entrance hall** welcomes you into the cottage, this bright open area has lovely tiled flooring, guiding you to the shower room to the left, WC and kitchen opposite, stairs to the bedrooms and family bathroom upstairs and stairs to the extended lounge to the right. The hallway also leads your further to the utility and laundry room, boot room space and storage room.

**The open plan kitchen & dining space** is beautiful. This newly fitted kitchen has large windows and a natural sun lamp to attract extra light. It is a great size with an integrated dishwasher and built in oven. The stone wall feature around the hob gives a lovely country feel and the units are white with a wooden worktop. The dining space blends nicely with the kitchen, ideal for entertaining family and friends. This space leads to the sun room and also to the additional bedroom.

**The sun room** is located off the dining area. This space is very cosy with room for a sofa, table and chairs. The room has lots of windows highlighting the wonderful views, with wooden flooring and direct access to a private patio, an ideal place for relaxing and watching the world go by.

**The WC** is located off the hallway under the stairs. This space is a good size, has a modern suite and tiled floors.

**The shower room** is between the hallway and the downstairs bedroom. This large room has a wonderful walk-in wet room with glass panel and high quality integrated shower. There are cream tiles on the floor and windows attracting plenty of natural light into this very bright and spacious room, with an ultra modern suite.

**Bedroom 4** is positioned on the ground floor, with direct access to the shower room and also the dining space. This lovely room has a large window looking out to the lovely views. The ceilings have wooden beams, with Oak flooring.

**The boot room** has access directly to the outside terrace and from the hallway, making it perfect returning from those muddy walks. The space has grey laminate flooring, a seating area and cupboard space. The combi-boiler is also housed here.

**The storage room** is a useful room for tools, bikes etc. Used to be part of the garage before the conversion, with direct access to the outside patio.

**The utility & laundry room** is located off the boot room. This space has lots of modern shaker style units, with spaces for a washing machine and tumble dryer, also, useful hanging rails for drying your laundry. There is a large Belfast sink with continued grey laminate flooring from the boot room. This large space benefits from ceiling spotlights.

**The spacious lounge** is part of the extended part of the house. This room has a beautiful large window highlighting the wonderful panoramic views across the valley and beyond. This room is large enough for sofas and chairs and has a private terrace accessed by a door to the side. With wooden flooring and part vaulted ceilings this room has plenty of natural light. There are stairs from the hallway to this lovely space.



**The landing & balcony** is cleverly designed to maximise the natural light. The wooden finishings are of a very high standard and the landing creates a balcony overlooking the hallway. The landing guides you to the family bathroom and three upstairs bedrooms. The stairs leading up to the landing are carpeted and continues along to the bedrooms.

**The family bathroom** is a fabulous room. With a stand alone roll top bath and separate modern walk-in shower. Beautifully decorated with a lovely touch of colour with colourful wall paper on one wall. The high ceilings, lots of fitted units and modern bathroom suite creates an exquisite space. There is insulated vinyl on the floors for extra comfort.

**Bedroom 3** is large double bedroom looking out to the rear of the house with a large window. Containing a large mirrored wardrobe. With the semi-vaulted ceiling and character beams it creates a lovely calm space. The floor is carpeted.

**Bedroom 2** is currently used as an office space, and is a good size bedroom. A window looks out to the rear and there is wooden flooring. Also features the semi-vaulted ceilings creating another bright space.

**The primary bedroom** is a wonderful room. With two large windows and semi-vaulted ceilings this room is large and bright, and contains a large wardrobe with hanging rails, shelving and shoe racks. The flooring is carpeted.

**The front patio** can be used as a private driveway with cream wooden gates. This is a lovely private space surrounded by this beautiful house. There are doors to access both the boot room and the storage room, and a beautiful covered porch inviting you into this house through a lovely wooden character door.

**The first terrace** sits on the first level, stairs from the ground lead to this lovely space and with direct access from the lounge is a perfect place for a coffee in the morning to enjoy the incredible views.





**The top garden tier** is a wonderful space. With cleverly designed terraced spaces to maximise the panoramic views. There is a large lawned garden, with matured gardens, path ways leading you to different areas. There is a beautiful water feature as you walk up to this top tier, and has a garden shed and green house for those budding gardeners.

**A beautiful summer house** positioned perfectly to enjoy the garden and the fabulous views in the distance with double doors to enter. This large room is well built with electricity and there is a wooden raised patio to enjoy with your guests.

**Broadband connectivity:** Ultrafast.

**Mobile coverage:** 4G voice & data.

**Council Tax:** C.

**Tenure:** Freehold.

**Extra points:**

- Windows & sun room double glazed.
- Sitting room windows, hall and both bathrooms are triple glazed.
- Family bathroom refitted and double insulated 2023.
- Kitchen and downstairs bathroom fitted 2022.
- Boiler serviced yearly since installation, new - Coil solenoid valve, Satronic Control Box Valve and Nozzle Danfoss fitted 2023.
- New Bunded Oil tank fitted 2022.
- Outside walls painted with PROTEX long life breathable product August 2022 Guarantee/ Warranty Expiry 2032.





## LOCATION:

**Perfectly situated in the heart of the Forest of Dean.**

The picturesque village of Ruardean Hill is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 6 MILES  
COLEFORD - 6.5 MILES  
MONMOUTH - 10.5 MILES  
LYDNEY - 11 MILES  
GLOUCESTER - 18 MILES  
CHELTENHAM - 28 MILES  
BRISTOL - 37 MILES

All distances are approximate













































































































































































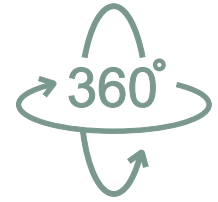




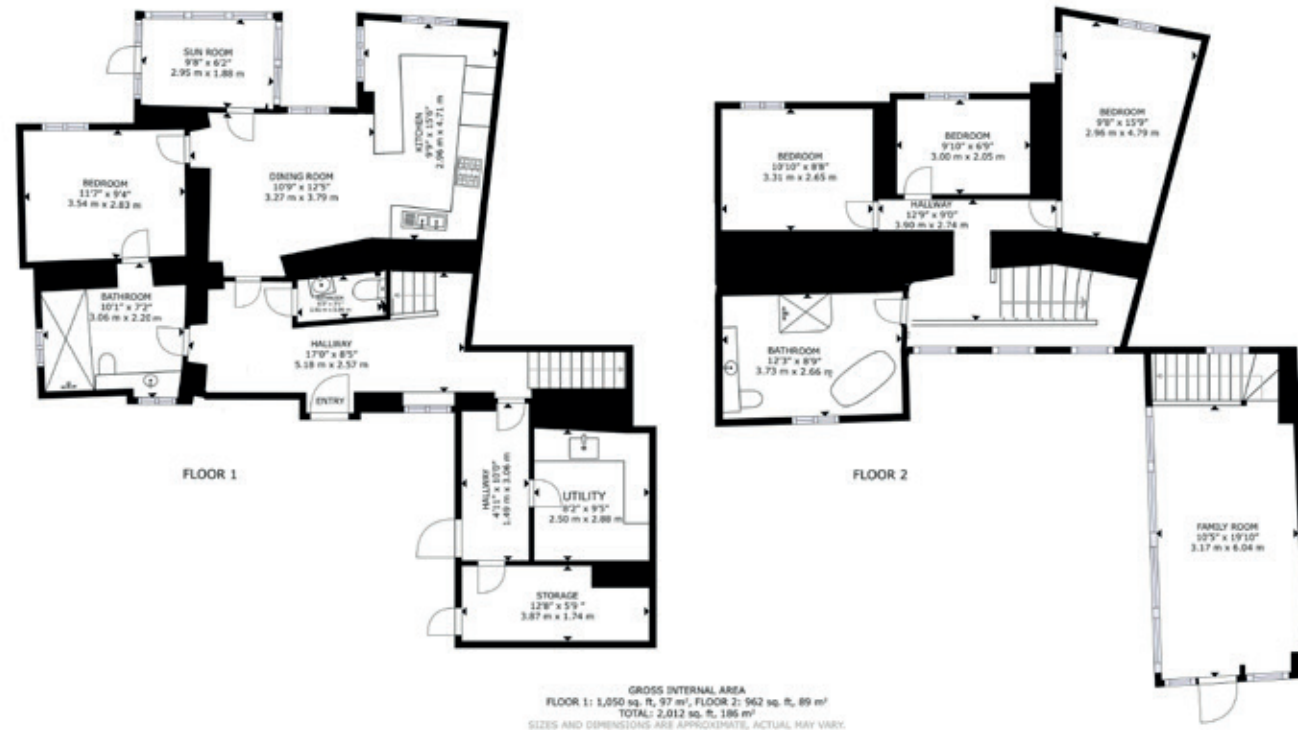
t: 01594 546776  
 m: 07747 456069  
 e: hello@albertandfrederick.com  
 w: albertandfrederick.com  
 s: @albandfrederick



SKY VIEW  
CLICK HERE



VIRTUAL TOUR  
CLICK HERE



FOREST VIEW,  
 RUARDEAN HILL,  
 GL17 9AP

**Asking price £550,000**

If you require this document in an alternative format, please contact Albert & Frederick on Tel: 01594 546776. IMPORTANT NOTICE: Albert & Frederick, their client and any joint agents give notice that: A. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. B. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Albert & Frederick have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs and details March 2024.



Albert &  
Frederick  
estate agents